

AGREEMENT OF SALE

THIS AGREEMENT OF SALE made this _____ day of _____, 20____, by and between **ANNE ARUNDEL COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland (hereinafter referred to as “Seller” or “County”) and **711 BESTGATE PARTNERS, LLC** (hereinafter referred to as “Purchaser”).

WHEREAS, pursuant to Resolution No. 36-20, the County Council approved the County Executive’s determination that certain property, comprised of 4,482 square feet or 0.1029 acres, as described in **Exhibit A-1** and depicted in **Exhibit B-1**, both attached hereto, and located in the Sixth Councilmanic District, is surplus property (“Front Property”); and

WHEREAS, pursuant to Resolution No. 25-20, the County Council approved the County Executive’s determination that certain property adjacent to the Front Property, comprised of 7,469 square feet or 0.1715 acres, as described in **Exhibit A-2** and depicted in **Exhibit B-2**, both attached hereto, and located in the Sixth Councilmanic District, is surplus property (“Back Property”) (the “Front Property and Back Property are hereinafter collectively referred to as the “Property”); and

WHEREAS, Seller desires to acquire the Property; and

WHEREAS, pursuant to § 8-3-204(g) of the Anne Arundel County Code, the County Executive may make a private disposition of property no longer needed for public use, if the public interest will be furthered by a private disposition and if the terms and conditions of such private disposition are first approved by ordinance of the County Council; and

WHEREAS, the County Executive has determined that the Property are not needed for public use and that the public interest will be furthered by a private disposition of the Property;

and

WHEREAS, the County Executive has negotiated a private disposition, the Property is no longer needed for public use, the public interest will be furthered by a private disposition, and the terms and conditions have been or are being presented to the County Council for approval by ordinance.

NOW THEREFORE WITNESSETH: That for and in consideration of mutual covenants and promises herein made by the parties, the above recitals which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Contingent upon the approval of the terms and conditions of this Agreement of Sale by ordinance of the County Council, Seller agrees to sell and convey to Purchaser and Purchaser agrees to buy and accept from Seller the Property under the terms and conditions set forth in this Agreement of Sale.

2. The total purchase price for the Property shall be Twenty-Five Thousand Dollars (\$25,000.00), plus all costs of transfer, with settlement on or before April 31, 2022, contingent upon the approval of the terms and conditions of this Agreement of Sale by ordinance of the County Council.

3. Settlement shall be held at a location in Anne Arundel County, Maryland, designated by Seller. Settlement shall take place no later than sixty (60) days after this Agreement of Sale is ratified by all of the parties hereto. Seller shall give Purchaser at least seven (7) days' notice of the date and location of settlement. Possession of the Property shall be given to the

Purchaser at settlement. Real estate taxes, general special taxes and rents, annual front foot benefit charges, special assessment tax, or other annualized charges of a like nature are to be adjusted to the date of settlement and thereafter assumed by Purchaser. Settlement costs, including any title examination, title insurance, tax certificates, recordation and transfer taxes, if any, are to be paid by Purchaser.

4. At the time of settlement, the Seller shall convey the Property free and clear of any encumbrances to Purchaser by a fee simple deed.

5. The Property is sold "as is", and the County makes no assurances or representations as to the title to the Property or the condition of the Property or any improvements thereon.

6. Seller and Purchaser represent and warrant to each other that the person or persons executing this Agreement of Sale on behalf of each of them possess full legal power to do so and to carry out each and every obligation of this Agreement of Sale, and that Seller is capable of transferring good and merchantable title.

7. The Property shall be held at risk of loss of the Seller until execution and delivery of the Deed from Seller to Purchaser.

8. The parties represent and warrant to each other that they have not used the services of any broker, agent, or finder who would be entitled to a commission on account of this Agreement of Sale or the consummation of the transactions contemplated hereby.

9. All notices under this Agreement of Sale shall be in writing and shall be deemed to be duly given, if hand delivered or mailed by registered or certified mail, return receipt requested, as follows:

IF TO SELLER: Anne Arundel County
Office of Real Estate
2660 Riva Road, 3rd Floor
Annapolis, MD 21401

WITH COPY TO: Central Services Officer
2660 Riva Road, 3rd Floor
Annapolis, MD 21401

IF TO PURCHASER: 711 Bestgate Partners, LLC
711 Bestgate Road
Annapolis, MD 21401

The parties shall be responsible for notifying each other of any change of address.

10. This Agreement of Sale contains the full, final, and entire Agreement of Sale between the parties, and neither the parties nor their successors or assigns shall be bound by any terms, conditions, or representations not included herein.

11. If any term, condition, or covenant of this Agreement of Sale shall be declared invalid or unenforceable, the parties hereto may mutually agree that the remainder of the Agreement of Sale shall remain valid and enforceable.

12. The laws of the State of Maryland shall govern this Agreement of Sale, and any action arising out of or related thereto shall be brought exclusively in a court of competent jurisdiction located in Anne Arundel County, Maryland.

13. This Agreement of Sale shall inure to the benefit of the parties hereto, their heirs, personal representatives, legal representatives, successors, and assigns as appropriate.

Signature pages to follow.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Sale and affixed their seals hereto on the date and year first above written.

ATTEST:

SELLER:

ANNE ARUNDEL COUNTY, MARYLAND

BY: Matthew J. Power

Date

Chief Administrative Officer for
Steuart Pittman, County Executive

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY
GREGORY J. SWAIN, COUNTY ATTORNEY**

By: _____

Christine B. Neiderer, Senior Assistant County Attorney

Date

APPROVED:

By: Christine A. Romans

Date


Central Services Officer

WITNESS:



PURCHASER:

Bestgate Partners, LLC

By: 

Print Name: ELLIOTT J. SHARABY

Title: GENERAL MANAGER

Date: Dec. 28, 2021



Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

November 22, 2017

EXHIBIT A-1

DESCRIPTION OF
0.1029 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2ND) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly Right-of-Way line of Bestgate Road (80' wide public right-of-way) as shown on Anne Arundel County Plan Number 31,641, distant 240'± easterly from the intersection of the aforesaid Bestgate Road and Harbour Gates Drive (60' wide public right-of-way) as shown on a Plat entitled "Lots 5B & 5C, Harbour Gates" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 124 on Page 43 as Plat Number 6517, situate in the City of Annapolis, and being a part of Old Admiral Court (variable width public right-of-way), formerly known as Cow Hide Branch Road, and also known as Admiral Drive and Admiral Court, as shown on the aforesaid Anne Arundel County Plan Number 31,641, said property also being the property acquired by Anne Arundel County, Maryland, a body corporate and politic, by virtue of Three Deeds, the First Deed from the Farmers National Bank of Annapolis Maryland, a body corporate, dated December 03, 1924 and recorded among the aforesaid Land Records in Liber WNW 102 at Folio 180, the Second Deed from Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., dated June 26, 1989 and recorded among the aforesaid Land Records in Liber 4890 at Folio 899 and the Third Deed from Howard G. Fuller and Betty C. Fuller, dated September 28, 1989 and recorded among the aforesaid Land Records in Liber 4976 at Folio 208, and being more particularly described in the Maryland State Plane Meridian as shown on the aforesaid Plat as follows

Beginning for the said piece or parcel of land at a point of curvature at the intersection of the aforesaid Southerly Right-of-Way line of Bestgate Road and the Westerly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the beginning of the Fifth or 79.81 feet arc line as described in the aforesaid Deed recorded in Liber 4890 at Folio 899, thence leaving the aforesaid Westerly Right-of-Way line of Old Admiral Court, and also leaving the aforesaid Fifth line as described in Liber 4890 at Folio 899, and running with and binding on the aforesaid Southerly Right-of-Way line of Bestgate Road, and also running reversely with and binding on an extension of the aforesaid Fifth line as described in Liber 4890 at Folio 899, the following course and distance, as now surveyed,

1. 82.27 feet along the arc of a curve ,deflecting to the left, having a radius of 5,769.58 feet and a chord bearing and distance of North 75°36'55" East, 82.27 feet to a point at the intersection of the aforesaid Southerly Right-of-Way line of Bestgate Road and the Easterly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the beginning of the Fourth or South 26°50'08" West, 33.13 feet line as described in the aforesaid Deed recorded in Liber 4976 at Folio 208, thence leaving the aforesaid Southerly Right-of-Way line of Bestgate Road, and also leaving the aforesaid extension of the Fifth line as described in Liber 4890 at Folio 899, and running with and binding on the aforesaid Easterly Right-of-Way line of Old Admiral Court, and also running with and binding on the aforesaid Fourth line as described in Liber 4976 at Folio 208, with a non-tangent line, the following course and distance, as now surveyed,
2. South 26°50'00" West, 33.13 feet to a point, thence leaving the aforesaid Fourth line as described in Liber 4976 at Folio 208, and continuing with the aforesaid Easterly Right-of-Way line of Old Admiral Court the following three courses and distances, as now surveyed,
3. South 21°39'51" East, 13.04 feet to a point, thence
4. South 26°05'51" East, 73.93 feet to a point, thence
5. South 29°30'53" East, 8.43 feet to a point on the extension of the Northerly or North 74°23'12" East, 118.26 feet line of Lot 5C as shown on the aforesaid Plat, thence leaving the aforesaid Easterly Right-of-Way line of Old Admiral Road, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way, and also running reversely with and binding on an extension of the aforesaid Northerly line of Lot 5C, the following course and distance, as now surveyed,
6. South 74°23'12" West, 33.07 feet to a point on the aforesaid Westerly Right-of-Way line of Old Admiral Court, said point also being at the end of the Second or North 82°15' East, 1.72 feet line as described in a Deed from the aforesaid Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., to Catwil Corporation, a California corporation, dated November 22, 1989 and recorded among the aforesaid Land Records in Liber 4979 at Folio 163, thence leaving the aforesaid Second line as described in Liber 4979 at Folio 163, and also leaving the aforesaid extension of the Northerly line of Lot 5C, and running

with and binding on the aforesaid Westerly Right-of-Way line of Old Admiral Court the following two courses and distances, as now surveyed,

- 7. North 26°05'51" West, 77.56 feet to a point, thence
- 8. North 21°39'51" West, 18.37 feet to a point at the beginning of the Fourth or North 62°52'48" West, 37.61 feet line as described in the aforesaid Deed recorded in Liber 4890 at Folio 899, thence running with and binding on the aforesaid Fourth line as described in Liber 4890 at Folio 899, and also continuing with the aforesaid Westerly Right-of-Way line of Old Admiral Court, the following course and distance, as now surveyed,
- 9. North 62°52'56" West, 37.61 feet to the point of beginning, containing 4,482 square feet or 0.1029 of an acre of land.

This description, and the Survey on which it is based, were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.06.12.

DATE: 02/05/2018

D-L Burke, Jr.

Daniel L. Burke, Jr.
Professional Land Surveyor
MD Lic. No. 21595 Exp. 01/17/2019



SCALE: 1"=20'
MARYLAND STATE PLANE MERIDIAN
P.B. 124 P. 43 P.No. 6517

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	5769.58'	82.27'	000°49'01"	41.13'	N75°36'55"E	82.27'

NOTES:

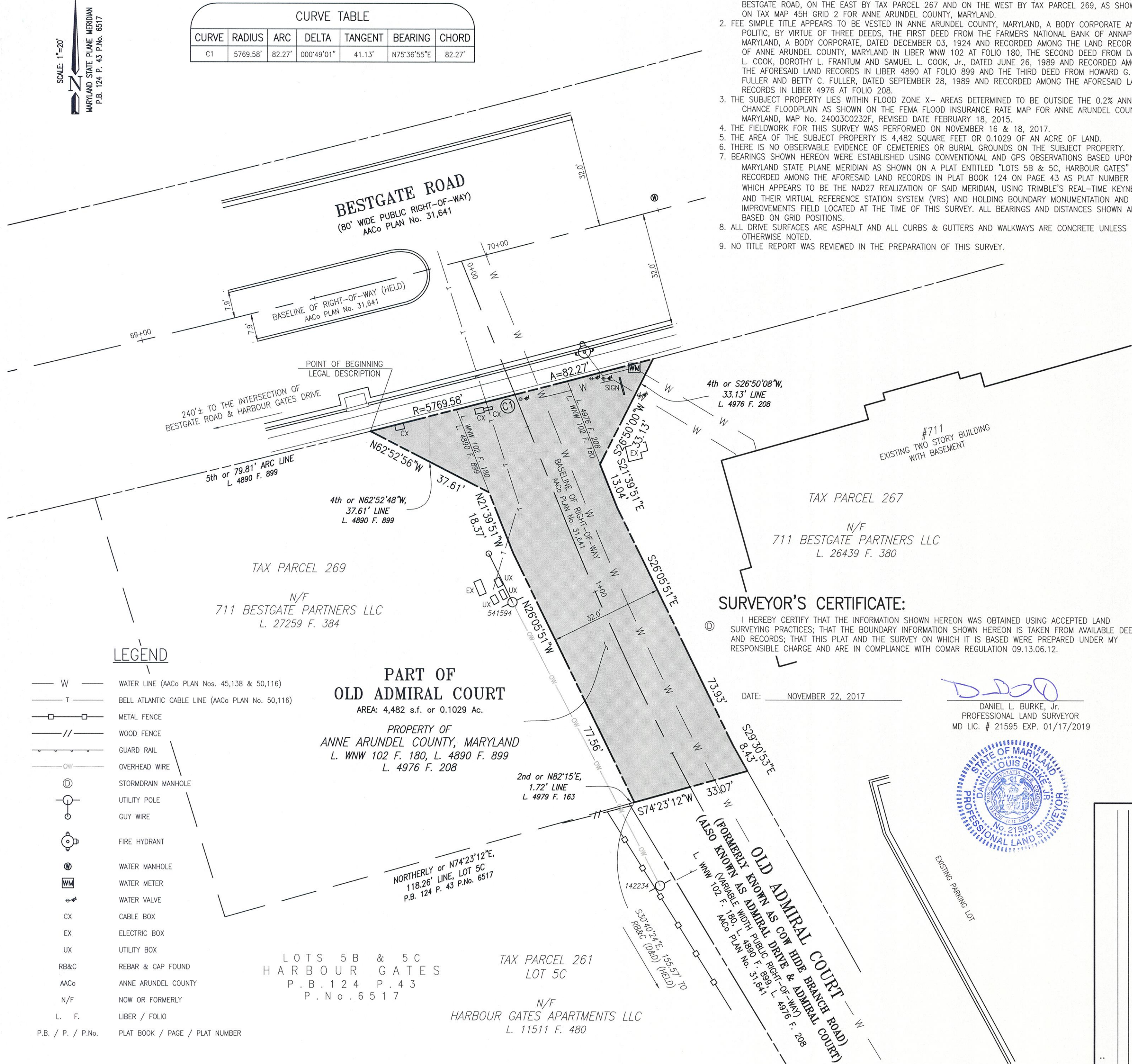
1. THE SUBJECT PROPERTY IS THE MOST NORTHERLY PART OF THE OLD ADMIRAL COURT RIGHT-OF-WAY (F/K/A COW HIDE BRANCH ROAD, A/K/A ADMIRAL DRIVE AND A/K/A ADMIRAL COURT), BOUND ON THE NORTH BY BESTGATE ROAD, ON THE EAST BY TAX PARCEL 267 AND ON THE WEST BY TAX PARCEL 269, AS SHOWN ON TAX MAP 45H GRID 2 FOR ANNE ARUNDEL COUNTY, MARYLAND.
2. FEE SIMPLE TITLE APPEARS TO BE VESTED IN ANNE ARUNDEL COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY VIRTUE OF THREE DEEDS, THE FIRST DEED FROM THE FARMERS NATIONAL BANK OF ANNAPOLIS MARYLAND, A BODY CORPORATE, DATED DECEMBER 03, 1924 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER WNW 102 F. 180, THE SECOND DEED FROM DAVEY L. COOK, DOROTHY L. FRANTUM AND SAMUEL L. COOK, JR., DATED JUNE 26, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4890 AT FOLIO 899 AND THE THIRD DEED FROM HOWARD G. FULLER AND BETTY C. FULLER, DATED SEPTEMBER 28, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4976 AT FOLIO 208.
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR ANNE ARUNDEL COUNTY, MARYLAND, MAP No. 24003C0232F, REVISED DATE FEBRUARY 18, 2015.
4. THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON NOVEMBER 16 & 18, 2017.
5. THE AREA OF THE SUBJECT PROPERTY IS 4,482 SQUARE FEET OR 0.1029 OF AN ACRE OF LAND.
6. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
7. BEARINGS SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND STATE PLANE MERIDIAN AS SHOWN ON A PLAT ENTITLED "LOTS 5B & 5C, HARBOUR GATES" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 124 ON PAGE 43 AS PLAT NUMBER 6517, WHICH APPEARS TO BE THE NAD27 REALIZATION OF SAID MERIDIAN, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND HOLDING BOUNDARY MONUMENTATION AND ROAD IMPROVEMENTS FIELD LOCATED AT THE TIME OF THIS SURVEY. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID POSITIONS.
8. ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
9. NO TITLE REPORT WAS REVIEWED IN THE PREPARATION OF THIS SURVEY.

LEGAL DESCRIPTION:

BEING A PIECE OR PARCEL OF LAND, HEREINAFTER DESCRIBED, LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BESTGATE ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON ANNE ARUNDEL COUNTY PLAN NUMBER 31,641, DISTANT 240'± EASTERLY FROM THE INTERSECTION OF THE AFORESAID BESTGATE ROAD AND HARBOUR GATES DRIVE (60' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON A PLAT ENTITLED "LOTS 5B & 5C, HARBOUR GATES" AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 124 ON PAGE 43 AS PLAT NUMBER 6517, SITUATE IN THE CITY OF ANNAPOLIS, AND BEING A PART OF OLD ADMIRAL COURT (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), FORMERLY KNOWN AS COW HIDE BRANCH ROAD, AND ALSO KNOWN AS ADMIRAL DRIVE AND ADMIRAL COURT, AS SHOWN ON THE AFORESAID ANNE ARUNDEL COUNTY PLAN NUMBER 31,641, SAID PROPERTY ALSO BEING THE PROPERTY ACQUIRED BY ANNE ARUNDEL COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY VIRTUE OF THREE DEEDS, THE FIRST DEED FROM THE FARMERS NATIONAL BANK OF ANNAPOLIS MARYLAND, A BODY CORPORATE, DATED DECEMBER 03, 1924 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER WNW 102 AT FOLIO 180, THE SECOND DEED FROM DAVEY L. COOK, DOROTHY L. FRANTUM AND SAMUEL L. COOK, JR., DATED JUNE 26, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4890 AT FOLIO 899 AND THE THIRD DEED FROM HOWARD G. FULLER AND BETTY C. FULLER, DATED SEPTEMBER 28, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4976 AT FOLIO 208, AND BEING MORE PARTICULARLY DESCRIBED IN THE MARYLAND STATE PLANE MERIDIAN AS SHOWN ON THE AFORESAID PLAT AS FOLLOWS:

- BEGINNING FOR THE SAID PIECE OR PARCEL OF LAND AT A POINT OF CURVATURE AT THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BESTGATE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID OLD ADMIRAL COURT, SAID POINT ALSO BEING AT THE BEGINNING OF THE FIFTH OR 79.81 FEET ARC LINE AS DESCRIBED IN THE AFORESAID DEED RECORDED IN LIBER 4890 AT FOLIO 899, THENCE LEAVING THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, AND ALSO LEAVING THE AFORESAID FIFTH LINE AS DESCRIBED IN LIBER 4890 AT FOLIO 899, AND RUNNING WITH AND BINDING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BESTGATE ROAD, AND ALSO RUNNING REVERSELY WITH AND BINDING ON AN EXTENSION OF THE AFORESAID FIFTH LINE AS DESCRIBED IN LIBER 4890 AT FOLIO 899, THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED,
1. 82.27 FEET ALONG THE ARC OF A CURVE, DEFLECTING TO THE LEFT, HAVING A RADIUS OF 5,769.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75°36'55" EAST, 82.27 FEET TO A POINT AT THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BESTGATE ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID OLD ADMIRAL COURT, SAID POINT ALSO BEING AT THE BEGINNING OF THE FOURTH OR SOUTH 26°50'08" WEST, 33.13 FEET LINE AS DESCRIBED IN THE AFORESAID DEED RECORDED IN LIBER 4976 AT FOLIO 208, THENCE LEAVING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BESTGATE ROAD, AND ALSO LEAVING THE AFORESAID EXTENSION OF THE FIFTH LINE AS DESCRIBED IN LIBER 4890 AT FOLIO 899, AND RUNNING WITH AND BINDING ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, AND ALSO RUNNING WITH AND BINDING ON THE AFORESAID FOURTH LINE AS DESCRIBED IN LIBER 4976 AT FOLIO 208, WITH A NON-TANGENT LINE, THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED,
 2. SOUTH 26°50'00" WEST, 33.13 FEET TO A POINT, THENCE LEAVING THE AFORESAID FOURTH LINE AS DESCRIBED IN LIBER 4976 AT FOLIO 208, AND CONTINUING WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT THE FOLLOWING THREE COURSES AND DISTANCES, AS NOW SURVEYED,
 3. SOUTH 21°39'51" EAST, 13.04 FEET TO A POINT, THENCE
 4. SOUTH 26°05'51" EAST, 73.93 FEET TO A POINT, THENCE
 5. SOUTH 29°30'53" EAST, 8.43 FEET TO A POINT ON THE EXTENSION OF THE NORTHERLY OR NORTH 74°23'12" EAST, 118.26 FEET LINE OF LOT 5C AS SHOWN ON THE AFORESAID PLAT, THENCE LEAVING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL ROAD, AND RUNNING IN, THROUGH, OVER AND ACROSS THE AFORESAID OLD ADMIRAL COURT RIGHT-OF-WAY, AND ALSO RUNNING REVERSELY WITH AND BINDING ON AN EXTENSION OF THE AFORESAID NORTHERLY LINE OF LOT 5C, THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED,
 6. SOUTH 74°23'12" WEST, 33.07 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, SAID POINT ALSO BEING AT THE END OF THE SECOND OR NORTH 82°15' EAST, 1.72 FEET LINE AS DESCRIBED IN A DEED FROM THE AFORESAID DAVEY L. COOK, DOROTHY L. FRANTUM AND SAMUEL L. COOK, JR., TO CATWIL CORPORATION, A CALIFORNIA CORPORATION, DATED NOVEMBER 22, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4979 AT FOLIO 163, THENCE LEAVING THE AFORESAID SECOND LINE AS DESCRIBED IN LIBER 4979 AT FOLIO 163, AND ALSO LEAVING THE AFORESAID EXTENSION OF THE NORTHERLY LINE OF LOT 5C, AND RUNNING WITH AND BINDING ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT THE FOLLOWING TWO COURSES AND DISTANCES, AS NOW SURVEYED,
 7. NORTH 26°05'51" WEST, 77.56 FEET TO A POINT, THENCE
 8. NORTH 21°39'51" WEST, 18.37 FEET TO A POINT AT THE BEGINNING OF THE FOURTH OR NORTH 62°52'48" WEST, 37.61 FEET LINE AS DESCRIBED IN THE AFORESAID DEED RECORDED IN LIBER 4890 AT FOLIO 899, THENCE RUNNING WITH AND BINDING ON THE AFORESAID FOURTH LINE AS DESCRIBED IN LIBER 4890 AT FOLIO 899, AND ALSO CONTINUING WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED,
 9. NORTH 62°52'56" WEST, 37.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4,482 SQUARE FEET OR 0.1029 OF AN ACRE OF LAND.

THIS DESCRIPTION, AND THE SURVEY ON WHICH IT IS BASED, WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REG. 09.13.06.12.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: NOVEMBER 22, 2017

D. L. Burke, Jr.
DANIEL L. BURKE, JR.
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21595 EXP. 01/17/2019



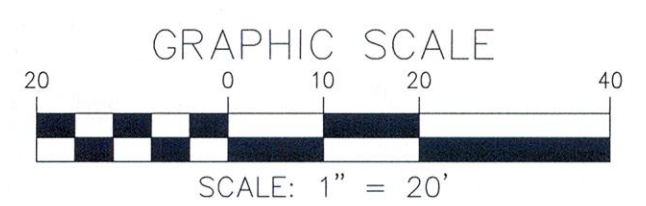
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BOUNDARY SURVEY
TAX MAP 45H GRID 2
0.1029 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2nd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpga.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: Linowes & Blocher LLP One Park Place Suite 585 Annapolis, MD 21401 ATTN: Mr. Benjamin Wechsler	PRELIMINARY PLAN NO:	SITE PLAN NO:
DESIGN DBJ	SHEET	OF
DRAFT DBJ	1	1
DATE 11/07/2017	FILE NO:	
SCALE 1"=20'	2017-1424-060	

UPDATES/REVISIONS:





Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

March 14, 2018

EXHIBIT A-2

DESCRIPTION OF
0.1715 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2ND) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly side of Bestgate Road (80' wide public right-of-way) as shown on Anne Arundel County Plan Number 31,641, distant 120'± southerly from the intersection of the aforesaid Bestgate Road and Old Admiral Court (variable width public right-of-way), formerly known as Cow Hide Branch Road, and also known as Admiral Drive and Admiral Court, as shown on the aforesaid Anne Arundel County Plan Number 31,641, and as shown on a Plat entitled "Lots 5B & 5C, Harbour Gates" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 124 on Page 43 as Plat Number 6517, situate in the City of Annapolis, and being a part of the aforesaid Old Admiral Court, said property also being the property acquired by Anne Arundel County, Maryland, a body corporate and politic, by virtue of a Deed from the Farmers National Bank of Annapolis Maryland, a body corporate, dated December 03, 1924 and recorded among the aforesaid Land Records in Liber WNW 102 at Folio 180, and being more particularly described in the Maryland State Plane Meridian as shown on the aforesaid Plat as follows

Beginning for the said piece or parcel of land at a point on the Westerly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the Easterly end of the Northerly or North 74°23'12" East, 118.26 feet line of Lot 5C as shown on the aforesaid Plat, thence leaving the aforesaid Westerly Right-of-Way line of Old Admiral Court, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way, and also running with and binding on an extension of the aforesaid Northerly line of Lot 5C, and further running with and binding on the Second or North 82°15' East, 1.72 feet line as described in a Deed from Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., to Catwil Corporation, a California corporation, dated November 22, 1989 and recorded among the aforesaid Land Records in Liber 4979 at Folio 163, and an extension thereof, the following course and distance, as now surveyed,

1. North 74°23'12" East, 34.64 feet to a point on the Easterly Right-of-Way line of the aforesaid Old Admiral Court, thence running with and binding on the aforesaid Easterly Right-of-Way line of Old Admiral Court the following three courses and distances, as now surveyed,

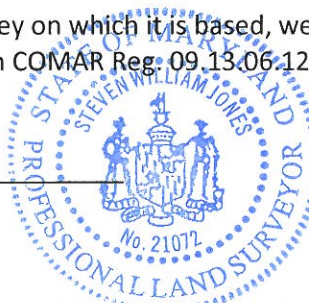
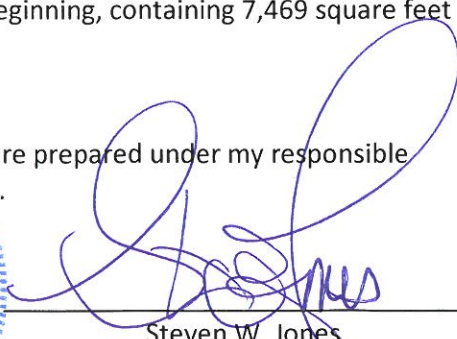
Description of 0.1715 of an Acre of Land
Being Part of Old Admiral Court
Page 2 of 2

2. South 29°30'53" East, 112.13 feet to a point, thence
3. South 31°13'50" East, 34.58 feet to a point of curvature, thence
4. 92.38 feet along the arc of a tangent curve, deflecting to the right, having a radius of 915.00 feet and a chord bearing and distance of South 28°20'18" East, 92.34 feet to a point on the Third or Southwesterly, 162 feet line as described in a Deed from Chancellor Holdings-Annapolis, L.L.C., a Maryland limited liability company, to 711 Bestgate Partners LLC, a Maryland limited liability company, dated July 18, 2013 and recorded among the aforesaid Land Records in Liber 26439 at Folio 380, said point also being on the Fourth or Westerly, 200 feet line as described in a Deed from Paul J. Otto to LaRue A. Forrester and Michael E. Turk, dated May 28, 1993 and recorded among the aforesaid Land Records in Liber 6089 at Folio 445, thence leaving the aforesaid Easterly Right-of-Way line of Old Admiral Court, and also leaving the aforesaid Third line as described in Liber 26439 at Folio 380, and further leaving the aforesaid Fourth line as described in Liber 6089 at Folio 445, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way the following course and distance, as now surveyed,
5. South 64°33'15" West, 30.00 feet to a point of curvature on the aforesaid Westerly Right-of-Way line of Old Admiral Court, said point also being on the Easterly or 115.92 feet arc line of the aforesaid Lot 5C, distant 89.35 southerly from the Northerly end thereof, thence running with and binding on the aforesaid Westerly Right-of-Way line of Old Admiral Court, and also running reversely with and binding on the outline of the aforesaid Lot 5C, the following two courses and distances, as now surveyed,
6. 89.35 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 885.00 feet and a chord bearing and distance of North 28°20'18" West, 89.31 feet to a point, thence with a tangent line
7. North 31°13'50" West, 155.99 feet to the point of beginning, containing 7,469 square feet or 0.1715 of an acre of land.

This description, and the Survey on which it is based, were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.06.12.

DATE:

3/14/18



 Steven W. Jones

 Professional Land Surveyor
MD Lic. No. 21072 Exp. 02/08/2019

EXHIBIT B-2

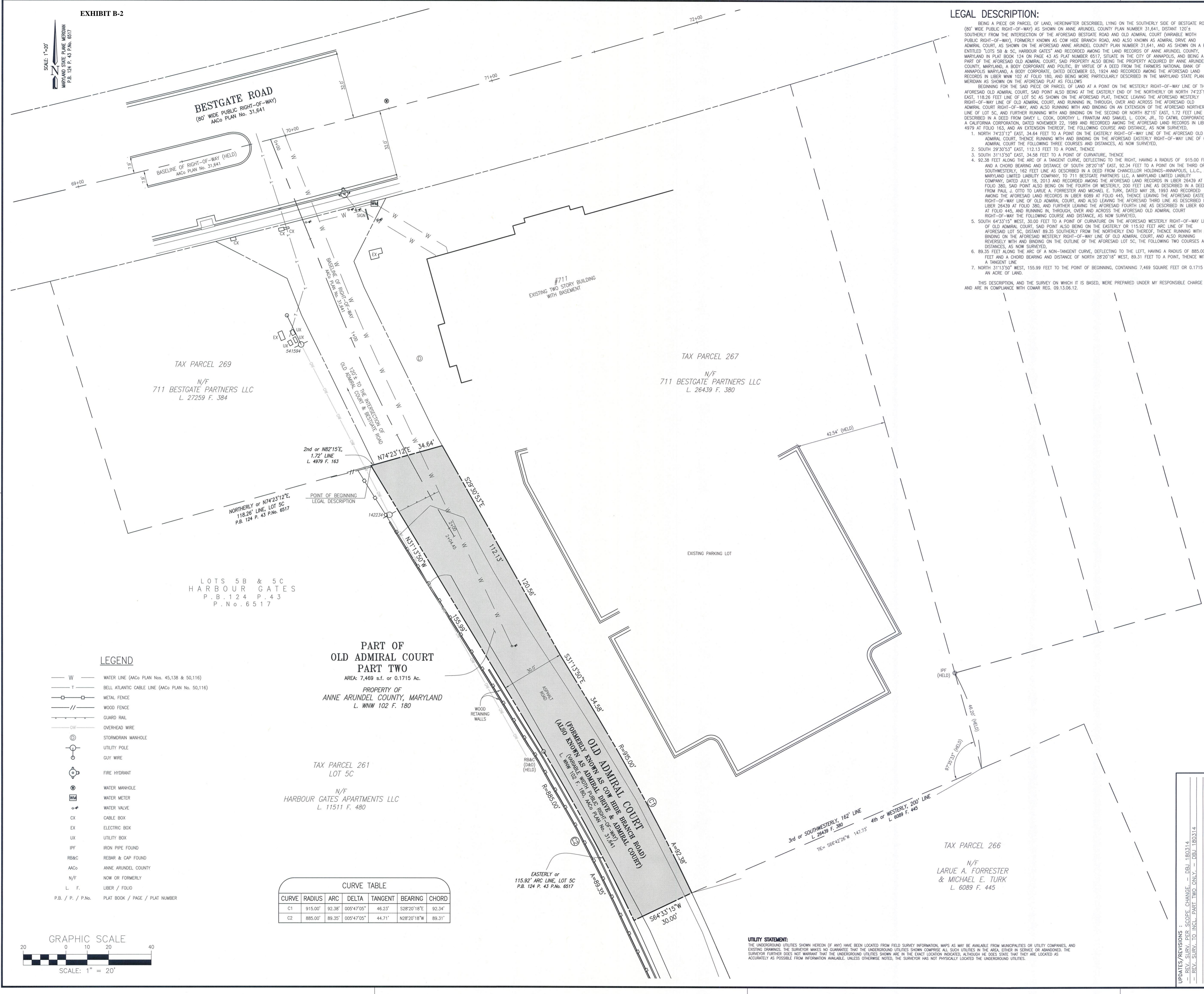


LEGAL DESCRIPTION:

BEING A PIECE OR PARCEL OF LAND, HERENAFTER DESCRIBED, LYING ON THE SOUTHERLY SIDE OF BESTGATE ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON ANNE ARUNDEL COUNTY PLAN NUMBER 31,641, DISTANT 120'± SOUTHERLY FROM THE INTERSECTION OF THE AFORESAID BESTGATE ROAD AND OLD ADMIRAL COURT (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), FORMERLY KNOWN AS COW HIDE BRANCH ROAD, AND ALSO KNOWN AS ADMIRAL DRIVE AND ADMIRAL COURT, AS SHOWN ON THE AFORESAID ANNE ARUNDEL COUNTY PLAN NUMBER 31,641, AND AS SHOWN ON A PLAT ENTITLED 'LOTS 5B & 5C, HARBOUR GATES' AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 124 ON PAGE 43 AS PLAT NUMBER 6517, SITUATE IN THE CITY OF ANNAPOLIS, AND BEING A PART OF THE AFORESAID OLD ADMIRAL COURT, SAID PROPERTY ALSO BEING THE PROPERTY ACQUIRED BY ANNE ARUNDEL COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, BY VIRTUE OF A DEED FROM THE FARMERS NATIONAL BANK OF ANNAPOLIS MARYLAND, A BODY CORPORATE, DATED DECEMBER 03, 1924 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER WNW 102 AT FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED IN THE MARYLAND STATE PLANE MERIDIAN AS SHOWN ON THE AFORESAID PLAT AS FOLLOWS: BEGINNING FOR THE SAID PIECE OR PARCEL OF LAND AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID OLD ADMIRAL COURT, SAID POINT ALSO BEING AT THE EASTERLY END OF THE NORTHERLY OR NORTH '74°23'12" EAST, 118.26 FEET LINE OF LOT 5C AS SHOWN ON THE AFORESAID PLAT, THENCE LEAVING THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, AND RUNNING IN, THROUGH, OVER AND ACROSS THE AFORESAID OLD ADMIRAL COURT RIGHT-OF-WAY, AND ALSO RUNNING WITH AND BRINGING ON AN EXTENSION OF THE AFORESAID NORTHERLY LINE OF LOT 5C, AND FURTHER RUNNING WITH AND BRINGING ON THE SECOND OR NORTH 82°15' EAST, 172 FEET LINE AS DESCRIBED IN A DEED FROM DAVEY L. COOK, DOROTHY L. FRANTUM AND SAMUEL L. COOK, JR., TO CATWIL CORPORATION, A CALIFORNIA CORPORATION, DATED NOVEMBER 22, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4979 AT FOLIO 163, AND AN EXTENSION THEREOF, THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED: 1. NORTH 74°23'12" EAST, 34.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID OLD ADMIRAL COURT, THENCE RUNNING WITH AND BRINGING ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT THE FOLLOWING THREE COURSES AND DISTANCES, AS NOW SURVEYED: 2. SOUTH 29°30'53" EAST, 112.13 FEET TO A POINT, THENCE 3. SOUTH 31°13'50" EAST, 34.58 FEET TO A POINT OF CURVATURE, THENCE 4. 92.38 FEET ALONG THE ARC OF A TANGENT CURVE, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 915.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 28°20'18" EAST, 92.34 FEET TO A POINT ON THE THIRD OR SOUTHWESTERLY 162 FEET LINE AS DESCRIBED IN A DEED FROM CHANCELLOR HOLDINGS-ANNAPOLIS, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, TO 711 BESTGATE PARTNERS, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, DATED JULY 18, 2013 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 26439 AT FOLIO 380, SAID POINT ALSO BEING ON THE FOURTH OR WESTERLY 200 FEET LINE AS DESCRIBED IN A DEED FROM PAUL J. OTTO TO LARUE A. FORRESTER AND MICHAEL E. TURK, DATED MAY 28, 1993 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 6089 AT FOLIO 445, THENCE LEAVING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, AND ALSO LEAVING THE AFORESAID THIRD LINE AS DESCRIBED IN LIBER 26439 AT FOLIO 380, AND FURTHER LEAVING THE AFORESAID FOURTH LINE AS DESCRIBED IN LIBER 6089 AT FOLIO 445, AND RUNNING IN, THROUGH, OVER AND ACROSS THE AFORESAID OLD ADMIRAL COURT RIGHT-OF-WAY THE FOLLOWING COURSE AND DISTANCE, AS NOW SURVEYED: 5. SOUTH 64°33'15" WEST, 30.00 FEET TO A POINT OF CURVATURE ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, SAID POINT ALSO BEING ON THE EASTERLY OR 115.92 FEET ARC LINE OF THE AFORESAID LOT 5C, DISTANT 92.35 SOUTHERLY FROM THE NORTHERLY END THEREOF, THENCE RUNNING WITH AND BRINGING ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF OLD ADMIRAL COURT, AND ALSO RUNNING REVERSELY WITH AND BRINGING ON THE OUTLINE OF THE AFORESAID LOT 5C, THE FOLLOWING TWO COURSES AND DISTANCES, AS NOW SURVEYED: 6. 89.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE, DEFLECTING TO THE LEFT, HAVING A RADIUS OF 885.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28°20'18" WEST, 89.31 FEET TO A POINT, THENCE WITH A TANGENT LINE 7. NORTH 31°13'50" WEST, 155.99 FEET TO THE POINT OF BEGINNING, CONTAINING 7,469 SQUARE FEET OR 0.1715 OF AN ACRE OF LAND. THIS DESCRIPTION, AND THE SURVEY ON WHICH IT IS BASED, WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REG. 09.13.06.12.

NOTES:

- 1. THE SUBJECT PROPERTY IS NEAR THE MOST NORTHERLY PART OF THE OLD ADMIRAL COURT RIGHT-OF-WAY (7 1/2" X 4" COW HIDE BRANCH ROAD, A/A/A ADMIRAL DRIVE AND A/A/A ADMIRAL COURT), BOUND ON THE NORTH BY THE MOST NORTHERLY PART OF THE AFORESAID OLD ADMIRAL COURT INTERSECTS BESTGATE ROAD, ON THE EAST BY TAX PARCEL 267 AND ON THE WEST BY LOT 5C, HARBOUR GATES, AS SHOWN ON TAX MAP 45H GRID 2 FOR ANNE ARUNDEL COUNTY, MARYLAND.
2. FEE SIMPLE TITLE APPEARS TO BE VESTED IN ANNE ARUNDEL COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, BY VIRTUE OF A DEED FROM THE FARMERS NATIONAL BANK OF ANNAPOLIS MARYLAND, A BODY CORPORATE, DATED DECEMBER 03, 1924 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER WNW 102 AT FOLIO 180.
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR ANNE ARUNDEL COUNTY, MARYLAND, MAP No. 2402020237, REVISED DATE FEBRUARY 18, 2015.
4. THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON NOVEMBER 16 & 18, 2017, AND AGAN ON MARCH 08, 2018.
5. THE AREA OF THE SUBJECT PROPERTY IS 7,469 SQUARE FEET OR 0.1715 OF AN ACRE OF LAND.
6. THERE IS NO OBSERVABLE EVIDENCE OF COMETRES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
7. BEARINGS SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND STATE PLANE MERIDIAN AS SHOWN ON A PLAT ENTITLED 'LOTS 5B & 5C, HARBOUR GATES' AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 124 ON PAGE 43 AS PLAT NUMBER 6517, WHICH APPEARS TO BE THE NAD87 REALIZATION OF SAID MERIDIAN, USING TRIMBLE'S REAL-TIME KINETOPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND HOLDING BOUNDARY MONUMENTATION AND ROAD IMPROVEMENTS FIELD LOCATED AT THE TIME OF THIS SURVEY, AS SUPPLEMENTED BY ADDITIONAL BOUNDARY MONUMENTATION AND PARKING LOT IMPROVEMENTS AS SHOWN ON SITE PLAN ENTITLED 'CHAMPION REALTY, OFFICE BUILDING' AND RECORDED AMONG THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AS PLAN No. 50116. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID POSITIONS.
8. ALL DRIVE SURFACES ARE ASPHALT AND CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
9. NO TITLE REPORT WAS REVIEWED IN THE PREPARATION OF THIS SURVEY.



TAX PARCEL 269 N/F 711 BESTGATE PARTNERS LLC L. 27259 F. 384

TAX PARCEL 267 N/F 711 BESTGATE PARTNERS LLC L. 26439 F. 380

LOTS 5B & 5C HARBOUR GATES P.B. 124 P. 43 P.No. 6517

PART OF OLD ADMIRAL COURT PART TWO AREA: 7,469 s.f. or 0.1715 Ac. PROPERTY OF ANNE ARUNDEL COUNTY, MARYLAND L. WNW 102 F. 180

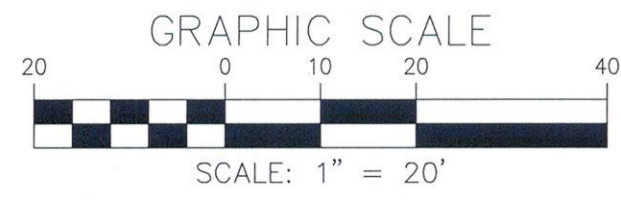
TAX PARCEL 261 LOT 5C N/F HARBOUR GATES APARTMENTS LLC L. 11511 F. 480

TAX PARCEL 266 N/F LARUE A. FORRESTER & MICHAEL E. TURK L. 6089 F. 445

LEGEND

- W WATER LINE (A/C PLAN Nos. 45,138 & 50,116)
T BELL ATLANTIC CABLE LINE (A/C PLAN No. 50,116)
M METAL FENCE
// WOOD FENCE
- - - GUARD RAIL
- - - OVERHEAD WIRE
S STORMDRAIN MANHOLE
U UTILITY POLE
G GUY WIRE
F FIRE HYDRANT
W WATER MANHOLE
M WATER METER
V WATER VALVE
CX CABLE BOX
EX ELECTRIC BOX
UX UTILITY BOX
IPF IRON PIPE FOUND
RBAC REBAR & CAP FOUND
A/C ANNE ARUNDEL COUNTY
N/F NOW OR FORMERLY
L F LIBER / FOLIO
P.B. / P. / P.No. PLAT BOOK / PAGE / PLAT NUMBER

CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, TANGENT, BEARING, CHORD. Includes data for curves C1 and C2.



UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: MARCH 14, 2018

SEVEN W. JONES PROFESSIONAL LAND SURVEYOR MD LIC. # 21072 EXP. 02/08/2019



BOUNDARY SURVEY TAX MAP 45H GRID 2 0.1715 OF AN ACRE OF LAND BEING PART OF OLD ADMIRAL COURT SECOND (2nd) ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394

Client information table with columns: CLIENT, TAX MAP/WSSC, SITE PLAN NO., DESIGN, SHEET OF, DRAFT, DATE, FILE NO., SCALE, etc.

UPDATES/REVISIONS: 1 - SCOPE CHANGE - DBL 180314 - REV. SURV. TO INCL. PART TWO ONLY - DBL 180314